



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov  
410-313-2350  
FAX 410-313-1655  
TDD 410-313-2323

## November Agenda

Thursday, November 6, 2014; 7:00 p.m.

**The November meeting of the Historic Preservation Commission will be held in the Oella Room at the Roger Carter Community Center at 3000 Milltowne Drive, Ellicott City, MD 21043.** All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

### **PLANS FOR APPROVAL**

1. 14-08c – 8180 Main Street, Ellicott City
2. 14-28c – 3723 Old Columbia Pike, Ellicott City
3. 14-29c – 3630 Church Road, Ellicott City
4. 14-62c – 8241-8243 Main Street, Ellicott City
5. 14-77 – 8069 Main Street, Ellicott City
6. 14-78 – 8020 Main Street, Ellicott City
7. 14-79 – 8374 Court Avenue, Ellicott City
8. 14-80 – 8396 Park Drive, Ellicott City
9. 14-81 – 4472 Ilchester Road, Ellicott City, HO-456
10. 14-82 – 3538 Church Road, Ellicott City

### **CONSENT AGENDA**

#### **14-08c – 8180 Main Street, Ellicott City**

Applicant: Enalee Bounds

**Background & Scope of Work:** On March 6, 2014 the Applicant was pre-approved to replace the shutters on the front and side of the building with new wood shutters and repair or replace the rotten trim on the windows and doors on the 1<sup>st</sup> and 2<sup>nd</sup> floor. The application states that \$8,600.00 was spent on eligible, pre-approved work. The Applicant seeks \$2,150.00 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval of final tax credits as submitted.

**14-28c – 3723 Old Columbia Pike, Ellicott City**

Final tax credit approval.

Applicant: David Ennis

**Background & Scope of Work:** On June 5, 2014 the Applicant was pre-approved to reset the existing granite steps and repoint the garden wall. The application states that \$1,300.00 was spent on eligible, pre-approved work. The Applicant seeks \$325.00 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the invoices add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval of final credit as submitted.

**14-29c – 3630 Church Road, Ellicott City**

Final tax credit approval.

Applicant: Gary Segal

**Background & Scope of Work:** On June 5, 2014 the Applicant was pre-approved to repair the damaged slate roof and flashing. The application states that \$3,105.00 was spent on eligible, pre-approved work. The Applicant seeks \$776.25 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the invoices add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval of final tax credit as submitted.

**14-62c – 8241-8243 Main Street, Ellicott City**

Final tax credit approval.

Applicant: William and Brenda Franz

**Background & Scope of Work:** On September 4, 2014 the Applicant was pre-approved to prep and paint the exterior of the building. During painting, it was discovered there was some rotten wood on the building, which needed to be replaced in order to finish painting. The application states that \$2,120.00 was spent on the work. The Applicant seeks \$530.00 in final tax credits.

**Staff Comments:** The rotten wood was not specifically anticipated in the original tax credit pre-approval. However, Staff finds the replacement of the rotten wood to fall under 'prep work' as rotten wood cannot be painted.

**Staff Recommendation:** Staff recommends Approval of final tax credit as submitted, to include the replacement of the rotten wood.

**14-77 – 8069 Main Street, Ellicott City**

Roof repair, tax credit pre-approval.  
Applicant: Len Berkowitz

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes to repair and resurface the existing metal roof with a weather barrier and seeks tax credit pre-approval for the work. The roof will be cleaned, bolts and screws will be tightened and repaired with roof caulking as needed to create a watertight seal. An acrylic roof coating will be applied to the entire roof. The coating will prevent leaks in the roof and reflect the sun's UV rays, keeping the roof cool. Finally, a roof primer will be applied to the entire roof to complete the work.

**Staff Comments:** The roof has been coated in the past and requires re-coating now. The metal roof is not visible from the public right of way. The white roof complies with Chapter 6.E (page 31), which states, "generally strong colors should be avoided for visible roofing materials...Neutral grays allow a much wider selection of colors on the lower parts of the building." The Guidelines do not specifically reference maintenance of metal roofs. However, Staff finds the proposed work to be routine maintenance of the metal roof. The work is eligible for tax credits, per Section 20.112 of the County Code, which defines eligible work as, "Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing."

**Staff Recommendation:** Staff recommends tax credit pre-approval as submitted.

#### **14-78 – 8020 Main Street, Ellicott City**

Exterior repairs, tax credit pre-approval. Façade Improvement Program funds.  
Applicant: Mark Bean

**Background & Scope of Work:** According to MDAT the building dates to 1890, although it most likely dates to the mid to late 1920s as the original Patapsco Hotel collapsed and was demolished, then rebuilt. The Applicant proposes to clean, prep, and repaint the window lintel white to match the existing. The Applicant also proposes to paint the cornice a dark green, to match a neighboring cornice a few buildings over.

**Staff Comments:** The application explains that the cornice will be painted green across two other properties, in addition to this property. Those buildings will also need to submit an application for Certificate of Approval to paint a new color. However, Staff finds that using the same color will bring consistency to the block. The proposed painting of the window lintels and cornice complies with Chapter 6.N (page 6.N) recommendations, "use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible." While the green doesn't completely match the storefront colors, it is not common to view the entire building and the cornice will also be viewed adjacent to the neighboring cornices.

**Staff Recommendation:** Staff recommends Approval as submitted and tax credit pre-approval for the work.

**Façade Improvement Program:** There are currently no funds remaining in this grant cycle. In the event that funding opens up (if another project falls through), approval will be based on availability of funds, approval from the Historic Preservation Commission and the Maryland Historical Trust.

## REGULAR AGENDA

### **14-79 – 8374 Court Avenue, Ellicott City**

Exterior alterations/new construction.

Applicant: David Barber

**Background & Scope of Work:** According to MDAT the main historic house dates to 1897. The Applicant proposes to demolish and replace the existing garage, which was constructed in the 1960s. The Applicant received approval to demolish the garage and construct a new garage in June 2014 in case HDC-14-36. However after some issues arose when the Department of Inspections, Licenses and Permits reviewed the building plans, the Applicant has decided to modify the new building. The Applicant proposes to use the same materials as approved in June 2014, with the only modification being a Boral poly ash siding in place of HardiePlank. The Boral poly ash siding is “comprised of coal combustion products (fly ash) and a proprietary polymer blend, and boasts a high level of sustainability with a minimum of 70 percent recycled content. Suitable for ground contact, Boral TruExterior™ Siding is highly resistant to moisture and can be installed using traditional woodworking tools and methods and there is no need for back priming, or to prime or seal end cuts” (Boralamerica.com).

The garage will remain very similar to the original submittal; it will have a hipped roof, will be painted to match the historic home and use the same roof shingles as the historic home. The garage doors will be a 12 foot roll up door and one sliding barn style door. There will be brass or copper exterior sconces placed at the door locations and these will be the same as previously submitted.

The new garage will be a one story structure, and will no longer have any usable space in the basement level. There will be one 2:2 window on the south elevation. The south elevation will also have a visible stone foundation line. The west elevation will only consist of siding and the stone foundation. The north elevation will contain two separate roll up garage doors. The east elevation will have one sliding barn door in the center and an entry door on the left.

**Staff Comments:** This application is very similar to the one approved in June 2014. The construction of the new garage complies with Chapter 7.C (page 55) recommendations, such as “if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback” and “design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood.” The materials will all be the same as previously approved, which comply with the Guidelines. The only possible change in material is from a HardiePlank to the Boral poly ash siding. Staff finds the Boral ash siding is very similar to the HardiePlank, and finds that it complies with Chapter 7.C (page 55) recommendations, “use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood.”

**Staff Recommendation:** Staff recommends Approval as submitted.

### **14-80 – 8396 Park Drive, Ellicott City**

Exterior alterations and repairs. Tax credit pre-approval.

Applicant: Tarpley M. Long

**Background & Scope of Work:** According to MDAT the building dates to 1899. The application indicates the Applicant and architect think the house more likely dates to 1930s, which based on the historic use of this land, seems more accurate. The Applicant proposes to make the following exterior alterations and repairs:

- 1) Remove existing pressure treated deck on back of house and add screened porch/deck. The new decking material will be a silver/gray Azek. The deck will have a cable railing. Ceiling fans will be added inside the screened porch and will be an aged bronze color. The screened porch will have decorative wooden balusters.
- 2) Replace two vinyl windows on the front of the house and replace with wood windows and paint cream to match existing.
- 3) Replace front doors and side door and paint cream to match existing color.
- 4) Replace the current brown asphalt shingle roof with a gray asphalt shingle roof.
- 5) Replace asphalt shingles from garage roof and replace with 'Rustic Red' metal roof.
- 6) Remove skylights on front of house and add three skylights to the back of the house.
- 7) Add 2:2 casement window to the second floor side of the house next to the chimney.
- 8) Add wall mount bronze can lights to the screened porch.

The Applicant seeks tax credit pre-approval for painting the windows and doors, replacing the roof, and the construction of the screened-in porch for the porch balusters, porch and deck foundation, post and beam construction.

**Staff Comments:** The application complies with Chapter 6 recommendations for the Rehabilitation and Maintenance of Existing Buildings. The removal of the pressure treated deck and replacement with a new screened-in porch and deck is consistent with Chapter 7.B (page 54) recommendations, "design new porches and decks to be simple, compatible in design with the existing building and in scale with the existing building in size and roof height." The porch and deck will remain on the rear of the building, which Chapter 7 recommends, "decks should not be added to a historic building's primary façade or a façade highly visible from a public way." The Applicant proposes to use Azek as the material for the new porch decking, with wood and cable railings on the deck. While the Guidelines recommend using stained or painted wood, the porch and deck will not be highly visible from the road. Chapter 7.B recommends, "on historic buildings, construct porches of painted wood rather than poured concrete, metal or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and step treads, or for simple decks (with railings but no walls or roof) on the rear of the building in a location not facing or highly visible from a public way." Azek decking has been previously approved for use in the historic districts and Staff finds it will resemble painted wood. The lighting fixtures comply with Chapter 9.E recommendations, "choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material" and "place attached lighting fixtures in traditional locations next to or over a door." The lights will be bronze, a dark metal and located near doors in the screened porch area. The ceiling fans are not referenced in the Guidelines, but will be located within the screened porch and is a common feature on porches. Staff has no objection to the ceiling fans.

The screened porch will have decorative wooden balusters. The deck will have traditional deck railings, with metal cable. While the metal cable is modern, it will also not be highly visible from a distance, so if there is any visibility from the public right-of-way, only wood will be visible.

The replacement of the vinyl windows with wood windows complies with Chapter 6.H (page 40) recommendations, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building.” The replacement of the doors is also consistent with Chapter 6.G (page 37) recommendations, “replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.”

The replacement of the brown asphalt shingle roof with a gray asphalt shingle roof complies with Chapter 6.E (page 31), which states, “Colorful roofs draw attention away from the more important building features. Neutral grays allow a much wider selection of colors on the lower parts of the building.” The removal of the skylights on the front of the building and the addition of skylights on the rear of the building also complies with Chapter 6.E (page 32) recommendations, “add skylights or roof vents only on roof surfaces not visible from a public way.” The Applicant also proposes to replace the asphalt shingles from the garage roof and replace it with a metal roof, in the color ‘Rustic Red’. The roof is not highly visible from the street as there is a very low pitch on the roof. The color of the roof will be compatible with the color of the siding.

The removal of the deck and addition of the new screened porch and deck is not eligible for tax credits, per Section 20.112 of the County Code as it is new construction. However, the replacement of the roof, replacement windows and doors (not to include the skylights or new casement window), and the painting of the doors and windows are eligible for the tax credit.

The Applicant has also stated in an email to Staff that there are structural issues with the foundation. The contractor has provided the following description of the problem, “The reason for the structural repair is the geo pressure (side pressure) being applied to this side of your home. Due to the construction technique that was available when your home was originally built, you have hollow core masonry units. Over time, this sideward pressure has created a deterioration including cracks and bulging to this side wall.” The Applicant’s architect has explained that the structural engineer is proposing, “to reinforce the existing exterior basement wall with a new concrete wall next to it on the inside, with new interior footings. This work will be accessed through the existing garage. It is not underpinning.” The architect has also explained there will be no exterior work or excavation work; the exterior of the house will not be disturbed by this repair. This work is eligible for tax credits as explained in Section 20.112 of the County Code, which states that eligible work includes, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.”

**Staff Recommendation:** Staff recommends Approval as submitted. Staff recommends tax credit pre-approval for all items except the removal of the deck and the construction of the new screened porch and deck and related items.

#### **14-81 – 4472 Ilchester Road, Ellicott City, HO-456**

Advisory Comments for Subdivision

Applicant: Stephanie Tuite

**Background & Scope of Work:** According to MDAT the house dates to 1866. The house is listed on the Historic Sites Inventory as HO-456, the Fislage-Cavey House. The Applicant proposes to subdivide the

8.19 acre property into 10 total lots. There will be 6 new buildable lots, with the barn to be saved on a 7<sup>th</sup> buildable lot and the historic house on a 9<sup>th</sup> buildable lot. Open space will be located on two lots. This project originally came before the Commission in September 2013 for Advisory Comments. At that time, the project only consisted of 6 new buildable lots, a lot for the historic house and two open space lots. The Applicant has since reduced the number of lots of the east side of the property from three lots to two lots, but overall increased the number of buildable lots by retaining the barn on one lot and adding two new lots.

Lots 1 and 2 have been created since this plan was first presented to the Commission, through zoning variances. The barn, which was previously proposed to be demolished, will remain on Lot 4 and be renovated to become a habitable structure.

**Staff Comments:** The two lots on the east side of the property will be larger lots than when three lots were proposed. However, reducing to two lots will not provide any additional setback or buffering from the neighboring property at 4450 Ilchester Road. A grove of spruces and white pines will be removed for Lot 8 to be constructed. If possible, Staff recommends shifting these two lots over in a north and south alignment rotating both lots 45 degrees clockwise to allow Lot 8 to become more of the buffer and open space area. This would allow the new houses more of a buffer from the adjacent property. A structure built on Lot 8 would sit about 24 feet higher than the neighboring property. Additional open space would also allow for more room for storm water management so that the storm water does not flow directly into the neighboring property. Native evergreen trees would provide a good screen between the two properties.

Staff originally recommended the barn be retained and reused, but if that was not desired by the Applicant, that it should be deconstructed and the material sent to a salvage store. While Staff is glad to see the barn is to remain, Staff is concerned of the practical use of the barn and the stone retaining wall removal. Staff recommends Lot 4 and 5 be combined so that there is room for an addition to be constructed on the barn, if desired, to make a larger building footprint.

**Staff recommendation:** Staff recommends rotating Lot 7 and 8 to preserve the existing evergreen buffer, and creating more open space between the subject property and neighboring property. Staff also recommends a native evergreen buffer be planted between the two properties. Staff is concerned of the practical use of the barn being converted into a house on a small lot and with Lot 5 behind it.

#### **14-82 – 3538 Church Road, Ellicott City**

Advisory Comments for Subdivision.

Applicant: Stephanie Tuite

**Background & Scope of Work:** According to MDAT the principal building dates to 1937. There are three other structures on the property, including a small cottage house, a shed and a barn. The property is 8.5 acres. This plan was first presented to the Commission for Advisory Comments in April 2013. At that time the plan was to demolish all existing structures on site and create a 15 lot subdivision, with 14 buildable lots and 1 open space lot. That plan called for 9 houses fronting Church Road, with a total of 11 curb cuts on the road to serve flag lots as well. The Commission did not find the site plan in-keeping with the historic district and neighborhood. A later version of the plan had shared driveways to cut back on the curb cuts on to Church Road.

Over the course of several months, the community has met with the engineers and developers to work toward a more appropriate site plan. This is the plan that was submitted for this latest round of Advisory Comments, with some minor engineering changes. The current plan contains 13 buildable lots, with open 3 open space lots. There will be one main road, directly across from Deanwood Avenue, that will be a public road in order to handle trash and recycling pickup, in order to keep that function off of Church Road. Lot 6 is the only lot that will have a driveway with access from Church Road, but it is on the northwest side of the site (past Deanwood Avenue, just before Park Drive) and will not be highly noticeable. There will be six houses on Church Road; the rest will be accessed off of shared driveways.

**Staff Comments:** Staff finds this plan more in keeping with the historic district and that it has addressed several of the community concerns voiced at the last meeting for Advisory Comments. The row of houses lining Church Road is now similar to those found across the street at the Woods of Park Place. Staff recommended the site plan be similar to the Woods of Park Place so that the subdivision reads as one cohesive development.

There is a 75 foot setback shown between Lot 9 and Road A. The setback only needs to be 20 feet from an interior road. Staff recommends reducing the 75 foot setback to a 35 foot setback, shifting the lots with it. That would then provide a setback of 70 feet from the Taylor property line, a neighboring historic residence. If possible, Staff recommends shifting Lot 13 west to provide a greater side setback from the Taylor property line. Staff recommends planting a dense native evergreen buffer along the Taylor/Duffy property line to buffer the historic houses from the new construction.

The Applicant has provided renderings for the future homes. The architecture appears to be compatible with the historic homes in the neighborhood and with The Woods of Park Place subdivision across the street. Staff recommends street trees be planted along Church Road in front of lots 6-11.

**Staff Recommendation:** Staff recommends the reducing the side setback between Lot 9 and Road A as mentioned above, in order to shift the lots and provide a larger side setback between Lot 11 and the Taylor property line. Staff recommends shifting Lot 13 west to provide a larger setback. Staff recommends planting street trees along Church Road in front of lots 6-11, and planting a native evergreen buffer on the east side of property along the Taylor/Duffy property line.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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Samantha Holmes  
Historic Preservation Planner

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